

Woody's Wharf Use Permit & Variance



Planning Commission
Public Hearing
September 5, 2013



PC Action 11/8/2012



- Approve:
 - Opening hour 10 a.m.
 - Outdoor area to midnight Friday and Saturday
 - Valet parking on an as-needed basis
 - Waiver of 6 parking spaces

- Deny:
 - Patron Dancing
 - Closing of the outdoor dining area to 2 a.m.
 - Change to the outdoor dining floor plan.

Application



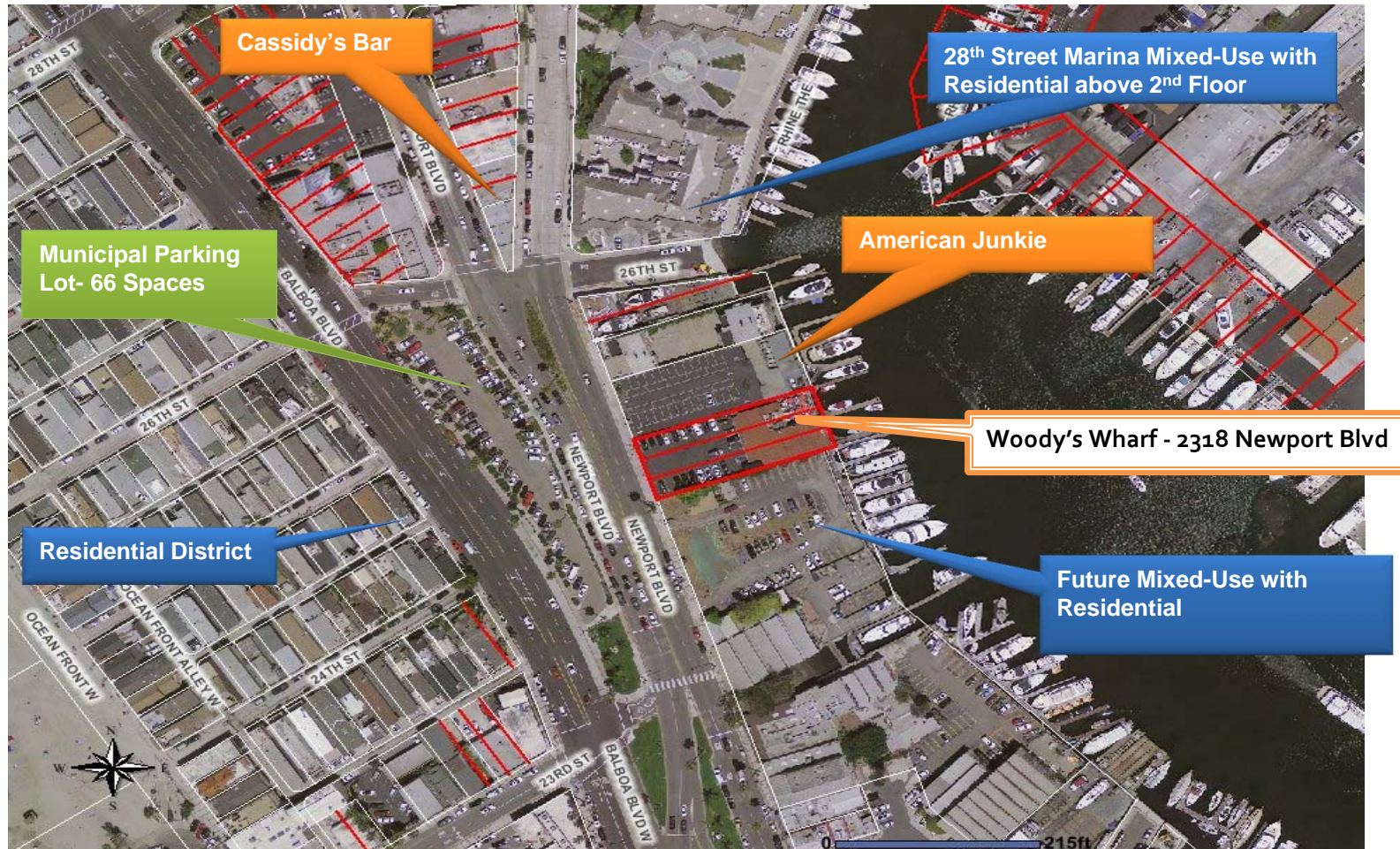
■ Amend the Use Permit :

- Patron Dancing, modify floor plan and remove chairs at 10 p.m.
- Extend the opening hour from 11 a.m. to 10 a.m.
- Extend the closing hour of the outdoor dining area from 11 p.m. to 2 a.m.
- Modify valet parking service
- Waive up to 6 parking spaces

■ Variance for patio cover to encroach into bulkhead setback



Vicinity Map



Background



- Established 1965
- Entitlement History
 - November 1983, Use Permit outdoor dining area
 - March 1988, Use Permit require barriers to reduce noise.
 - October 1995, Outdoor Dining Permit to expand outdoor dining area and close at 11:00 p.m.
 - March 2006, Live Entertainment Permit

Issues



1. **Modify the valet parking service**

- Provide as-needed and when live entertainment occurs.

2. **Waive 6 parking spaces**

- Parking not fully utilized during the daytime hours.
- Parking in the municipal parking lot across the street is free after 6 p.m



3. **Extend opening hour from 11 a.m. to 10 a.m.**

- Not a significant operational change.

4. **Patron Dancing**

- Night club atmosphere.
- Requires modified floor plan.



5. **Close of Outdoor Dining Area from 11 p.m. to 2 a.m.**

- Patio cover to mitigate noise.





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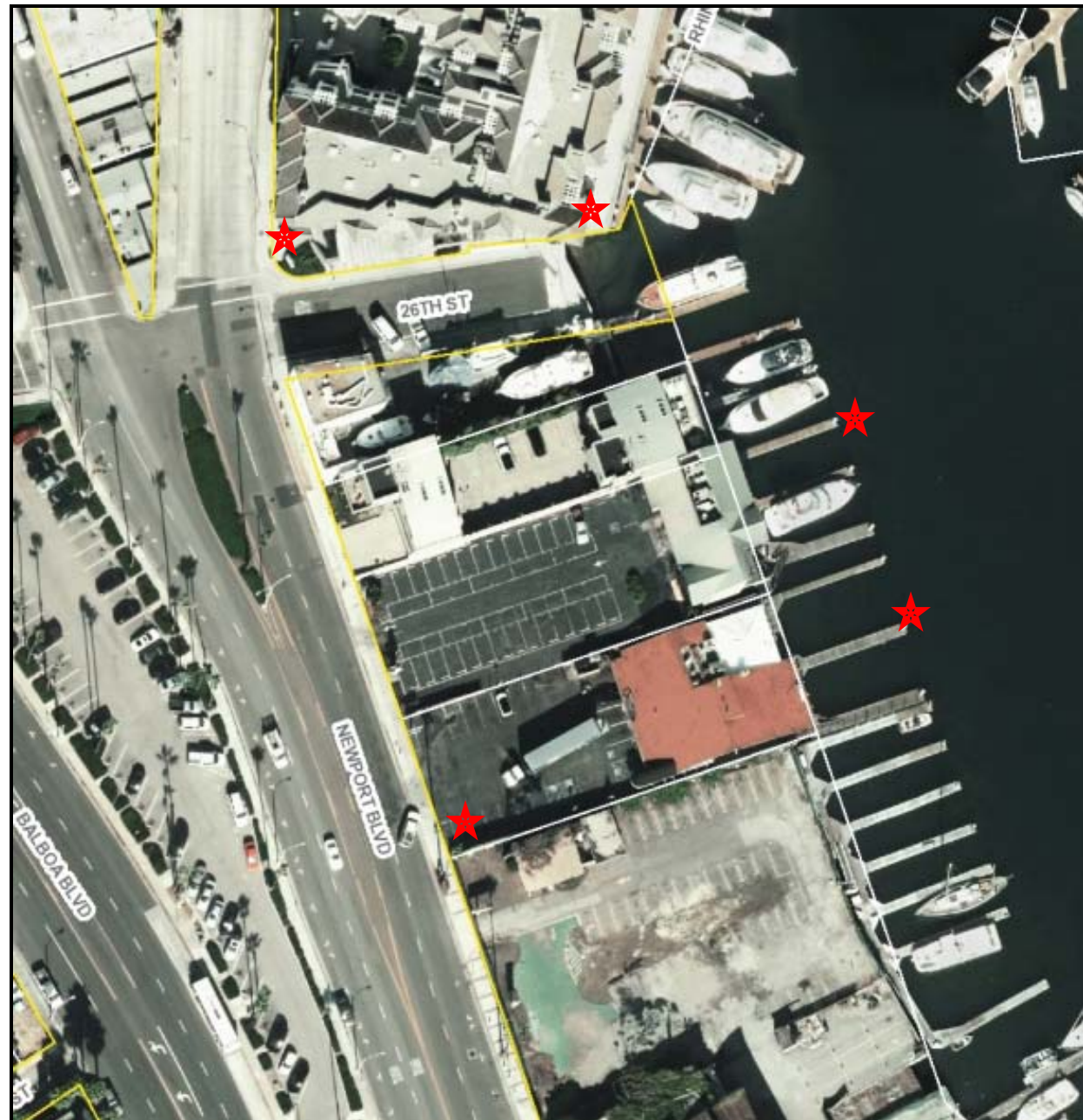


Noise Studies



- Two Noise Studies
 - Applicant's analysis (MGA) – December 2012
 - Noise Measurements
 - Affects of Patio Cover
 - City's analysis (RSA) – July 2013
 - Verify MGA conclusions
 - Additional Measurements
 - Affects of Patio Cover

Noise Measurement Locations



Noise Studies



Similar conclusions:

- Surrounding noise can be upper 60 dBA range
- Sources of noise varied
- Woody's did not contribute to total noise environment
- Cover would significantly reduce noise from patio
- Operation of patio would not create exceedance of noise standard

Variance Findings



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- 10-foot setback from bulkhead required
- Patio 30-foot deep and located at bulkhead
- 10-foot setback would not achieve objective
- Adjacent property also located at setback
- Cover would not contribute to life of the development

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Recommendation



Approve:

1. Opening hour 10:00 a.m.
2. Valet parking on an as-needed basis
3. Waiver of 6 parking spaces
4. Variance for patio cover to encroach into setback
5. Closing of the outdoor dining area to 2 a.m.

Deny:

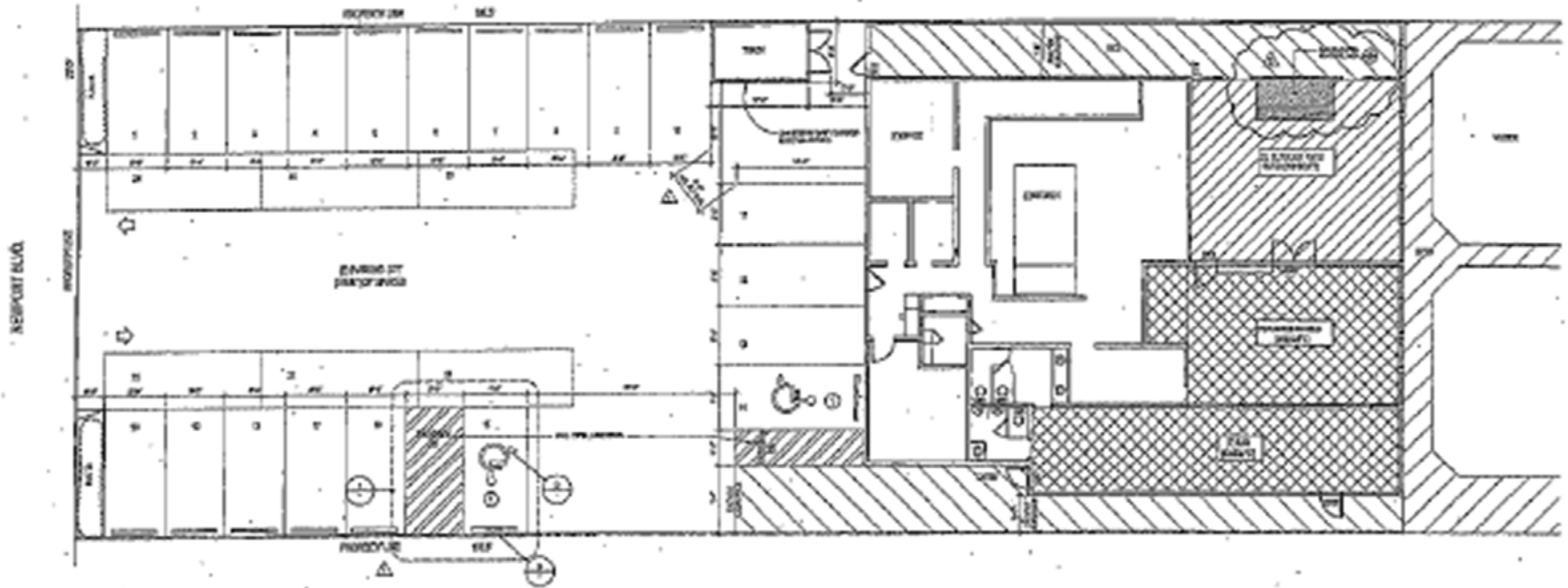
1. Patron Dancing
2. Change to the outdoor dining floor plan.



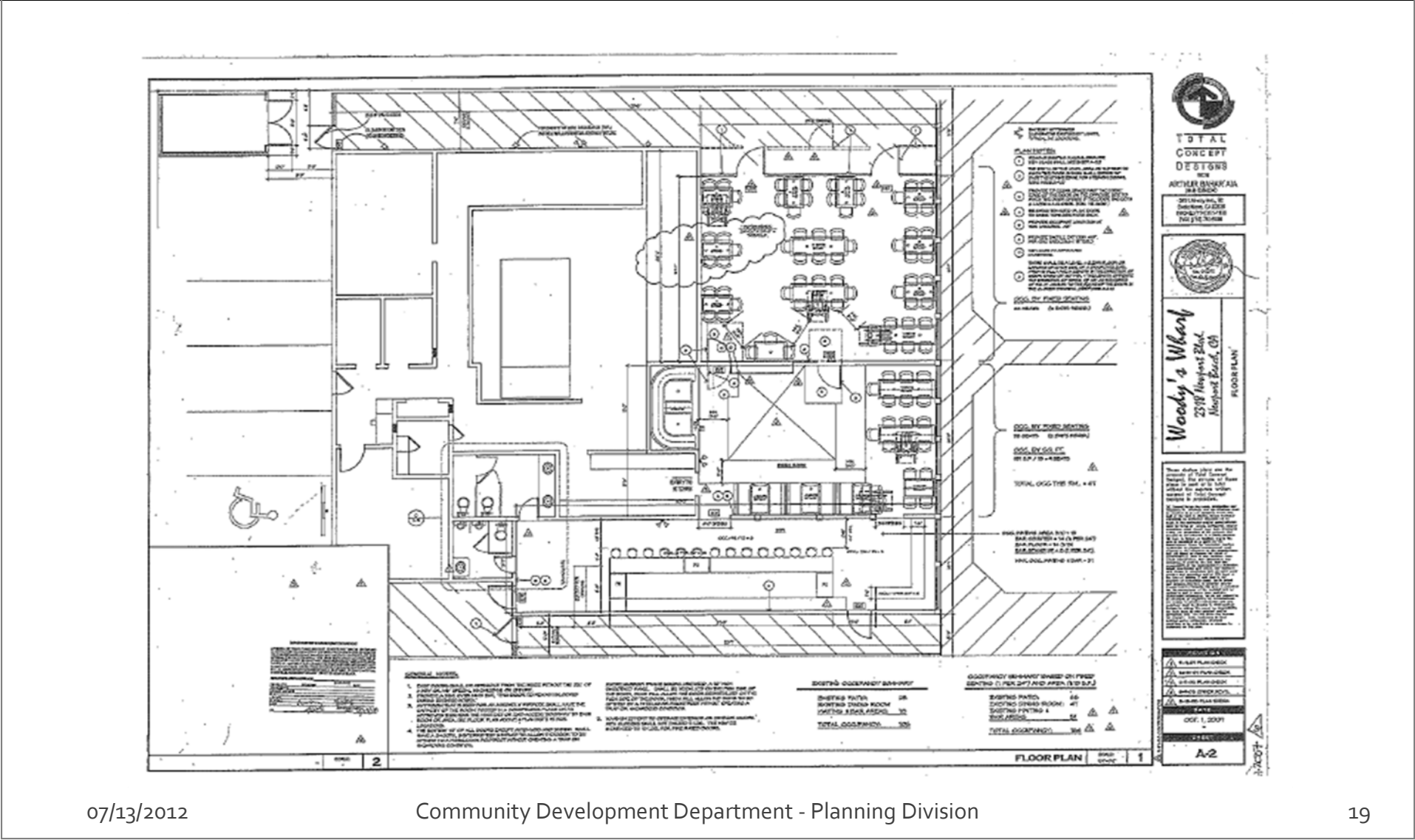
For more information contact:

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Site Plan



FLOOR PLAN



LATE-HOUR FLOOR PLAN

